

**2023 ABATEMENT AND DEMOLITION COST OPINION
FORMER IP MILL
ERVING, MASSACHUSETTS
MARCH 2023**

Building# / Group	2017 Demolition Estimate	2023 Demolition Estimate	2023 Asbestos Abatement Estimate	Soil or Structural Repair Estimate	Cost Opinion Comments
Building 1 / (1a - 1e) Total	\$146,950	\$166,000	\$110,000	-	\$22,000 demolition cost opinion increase since 2017. Demolition costs have increased due to inflation, transportation cost, waste disposal premiums and reduced scrap steel / recycling cost. Site wide asbestos abatement cost was reduced significantly since 2017 due to completion of a 2020 site wide abatement effort. Building 1 abatement cost opinion is reflective of assumed asbestos roofing applications present on all roof levels comprising Building 1.
Building 1a	\$36,000	\$41,000	\$32,000	-	Assumed asbestos roofing applications present.
Building 1b	\$84,000	\$88,000	\$31,000	-	Assumed asbestos roofing applications present.
Building 1c	\$13,750	\$18,000	\$31,000	-	Assumed asbestos roofing applications present.
Building 1d	\$6,600	\$9,500	\$8,000	-	Assumed asbestos roofing applications present.
Building 1e	\$6,600	\$9,500	\$8,000	-	Assumed asbestos roofing applications present.
Building 2	\$317,040	\$825,000	\$130,000	\$275,000 structural repair estimate in the event Concepts 2 or 3 are selected	The structural repair estimate is applied to Concepts 2 and 3 only and is in addition to the demolition cost. Demolition costs have increased since 2017 due to inflation, transportation cost, waste disposal premiums and varying scrap steel / recycling pricing. Building 2 is the largest and tallest multi-story building requiring specialized demolition equipment to safely access, demolish and to segregate / salvage wood beams, etc. A large quantity of asbestos window systems remain and all roofing materials are assumed as asbestos.
Building 3	\$9,660	\$21,000	\$26,000	-	\$11,500 demolition cost opinion increase since 2017 includes cleaning of residual oils contained in the distribution system which was not identified in 2017. Demolition costs have also increased due to inflation, transportation cost, waste disposal premiums and varying scrap steel / recycling cost.

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Building 4 (4a, 4b, 4c, 4d, 4e, 4f)	\$219,500	\$405,300	\$125,000	\$75,000 soil borrow placement anticipated in this area	Soils cost not included in 2017. \$186,000 demolition cost opinion increase since 2017. Demolition cost increase is partly due to extensive concrete / rebar management and deep excavation efforts in and around concealed building areas. Increases are also due to inflation, transportation cost, waste disposal premiums and varying scrap steel / recycling cost.
Building 4a	\$118,000	\$235,000	\$37,000	-	Assumed asbestos roofing applications present.
Building 4b	\$54,700	\$85,000	\$37,000	-	Assumed asbestos roofing applications present.
Building 4c	\$27,000	\$42,000	\$25,000	-	Assumed asbestos roofing applications present.
Building 4d	\$4,300	\$15,000	\$9,000	-	Assumed asbestos roofing applications present.
Building 4e	\$6,000	\$11,800	\$8,500	-	Assumed asbestos roofing applications present.
Building 4f	\$9,500	\$16,500	\$8,500	-	Assumed asbestos roofing applications present.
Building 5 (5a, 5b, 5c, 5d)	\$290,100	\$359,000	\$125,000	\$50,000 soil borrow placement anticipated and \$215,000 structural repair estimate in the event Concept 1 is selected	Soils cost opinion not included in 2017. Stack demolition opinion not included in 2017 therefore \$69,000 demolition cost opinion increase since 2017. Demolition costs have increased due to inflation, transportation cost, waste disposal premiums and varying scrap steel / recycling cost. Building 5e is identified in the 2017 report and has been included in the 5d section of this report.
Building 5a	\$207,600	\$240,000	\$64,000	-	Assumed asbestos roofing applications present.
Building 5b	\$45,000	\$57,000	\$42,000	-	Assumed asbestos roofing applications present.
Building 5c	\$3,000	\$5,000	\$3,000	-	Assumed asbestos roofing applications present.
Building 5d (and 5e)	\$34,500	\$57,000	\$16,000	-	Assumed asbestos roofing applications present.
Building 6 (6a, 6b, 6c)	\$120,150	\$130,000	\$83,000	-	\$10,000 demolition cost opinion increase since 2017. Demolition costs have increased due to inflation, transportation cost, waste disposal premiums and varying scrap steel / recycling cost.

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Building 6a	\$45,000	\$49,000	\$31,000	-	Assumed asbestos roofing applications present.
Building 6b	\$45,900	\$49,000	\$28,000	-	Assumed asbestos roofing applications present.
Building 6c	\$29,250	\$32,000	\$24,000	-	Assumed asbestos roofing applications present.
Building 7 (7a, 7b)	\$33,000	\$41,000	\$88,000	-	Demolition cost opinions have increased due to inflation, transportation cost, waste disposal premiums and varying scrap steel / recycling cost.
Building 7a	\$18,000	\$23,000	\$64,000	-	Assumed asbestos roofing applications present.
Building 7b	\$15,000	\$18,000	\$24,000	-	Assumed asbestos roofing applications present.
Building 8	\$5,600	\$35,000	\$8,000	-	\$29,000 demolition cost opinion increase since 2017 due to the need to conduct demolition adjacent to a waterway which will include extensive permitting. Building access is also difficult.

This is an Opinion of Probable Construction Cost (OPCC). Tighe & Bond has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the estimates of probable construction costs are made on the basis of Tighe & Bond's professional judgment and experience. Tighe & Bond makes no guarantee nor warranty, expressed or implied, that the bids or the negotiated cost of the Work will not vary from this estimate of the Probable Construction Cost.